

FOR LEASE FAST FOOD DRIVE-THROUGH BUILDING

3521 MELROSE DRIVE | OCEANSIDE, CA 92081

Colliers
INTERNATIONAL



PROPERTY HIGHLIGHTS

±2,200 SF freestanding fast food drive-through

Outpad in Walgreens-anchored Palm Tree Plaza

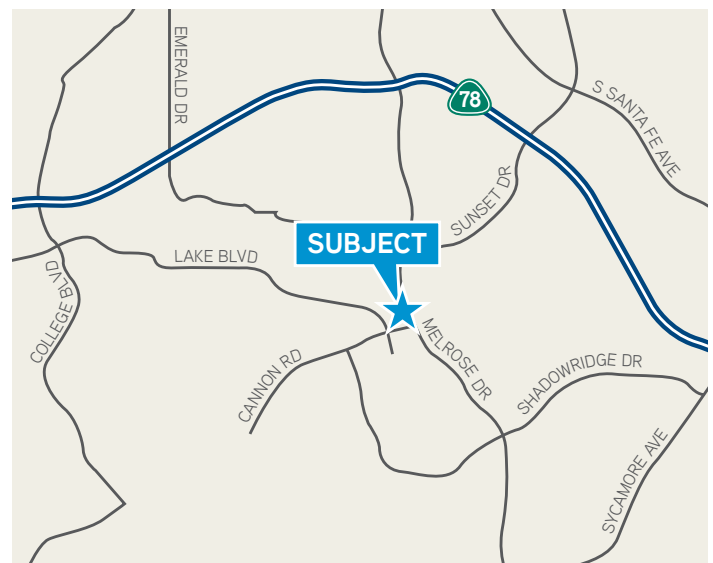
Direct frontage on heavily trafficked Melrose Drive

±42,000 CPD through Melrose/Cannon intersection

Close proximity to Shadowridge trade area and strong demographics

Monument signage available

\$4.00/SF NNN



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	1 mi Ring	3 mi Ring	5 mi Ring
POPULATION OVERVIEW			
Population Trend			
2000 Total Population	13,174	109,067	225,636
2010 Total Population	13,326	114,541	257,667
2015 Total Population	14,351	121,378	275,177
2020 Total Population	15,189	128,656	294,160
Population Change 2000 to 2010	1.2%	5.0%	14.2%
Population Change 2000 to 2015	8.9%	11.3%	22.0%
Population Change 2010 to 2020	14.0%	12.3%	14.2%
Population Change 2015 to 2020	5.8%	6.0%	6.9%
2015 Race and Ethnicity			
White alone	76.0%	65.1%	67.8%
Black or African American alone	2.8%	3.2%	3.0%
Asian alone	7.3%	5.2%	6.5%
Other Race	13.8%	26.5%	22.6%
Hispanic or Latino			
Hispanic	19.9%	42.8%	35.5%
Not Hispanic	80.0%	57.2%	64.5%
2015 Age			
Median Age	40.4	33.8	36.0
19 and Under	23.8%	27.2%	26.5%
20 to 29	14.0%	17.1%	15.1%
30 to 39	11.7%	13.9%	13.6%
40 to 49	14.1%	12.8%	13.3%
50 to 64	20.3%	16.6%	17.9%
65 and Over	16.1%	12.5%	13.6%
2015 Occupation			
Civilian employed population 16 years and over	6,054	50,053	116,120
White collar	73.9%	56.2%	61.2%
Blue collar	26.1%	43.8%	38.8%
2015 Educational Attainment			
Population 25 years and over	9,906	78,168	181,687
No High School Diploma	7.1%	18.8%	15.8%
High school graduate, GED, or alternative	14.1%	20.7%	19.4%
College No Degree	19.7%	20.8%	21.5%
College or Advanced Degree	59.1%	39.8%	43.3%
2015 Marital Status			
Population 15 years and over	11,827	96,476	219,759
Married	56.4%	51.4%	53.4%
Not Married	43.6%	48.6%	46.6%

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HOUSEHOLD OVERVIEW			
Household Trend			
2000 Households	4,886	35,774	79,431
2010 Households	4,950	37,579	89,366
2015 Households	5,087	38,084	90,835
2020 Households	5,169	38,929	93,439
Household Change 2000 to 2010	1.3%	5.0%	12.5%
Household Change 2000 to 2015	4.1%	6.5%	14.4%
Household Change 2010 to 2020	4.4%	3.6%	4.6%
Household Change 2015 to 2020	1.6%	2.2%	2.9%
2015 Household Size			
Average Household Size	2.8	3.1	3.0
Household Income Trend			
2000 Median Income	\$61,272	\$47,347	\$50,329
2010 Median Income	\$68,439	\$55,052	\$60,036
2015 Median Income	\$62,679	\$53,473	\$57,607
2020 Median Income	\$59,815	\$52,630	\$56,616
Median Income Change 2000 to 2010	11.7%	16.3%	19.3%
Median Income Change 2000 to 2015	2.3%	12.9%	14.5%
Median Income Change 2010 to 2020	-12.6%	-4.4%	-5.7%
Median Income Change 2015 to 2020	-4.6%	-1.6%	-1.7%
2015 Household Income			
up to \$24,999	20.6%	20.2%	19.3%
\$25,000 to \$49,999	19.1%	26.6%	24.1%
\$50,000 to \$74,999	16.6%	18.6%	18.0%
\$75,000 to \$124,999	24.4%	20.4%	20.7%
\$125,000 to \$199,999	13.6%	10.5%	12.3%
\$200,000 or more	5.7%	3.8%	5.5%
HOUSING UNITS OVERVIEW			
2015 Home Value			
Median Home Value	\$413,583.10	\$366,895.90	\$388,452.70
Average Home Value	\$442,269.10	\$400,873.10	\$445,053.30
2015 Occupancy			
Households	5,087	38,084	90,835
Owner Occupied	68.3%	58.8%	62.0%
Renter Occupied	31.7%	41.2%	38.0%
Occupancy by Number of Units			
1 Unit, Detached	63.9%	57.5%	58.0%
1 Unit, Attached	9.7%	10.5%	11.6%
2 to 9	11.4%	13.6%	12.0%
10 to 49	9.5%	10.7%	10.0%
50 or more Units	3.1%	3.4%	3.7%
Mobile Home	2.5%	4.3%	4.7%
Boat, RV, Van, etc.	.0%	.1%	.0%

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Households Trend			
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2010 Total Households	4,950	37,579	89,366
2015 Total Households	5,087	38,084	90,835
2020 Total Households	5,169	38,929	93,439
2015 Race			
White alone	76.0%	65.1%	67.8%
Black or African American alone	2.8%	3.2%	3.0%
American Indian and Alaska Native alone	.4%	1.0%	.8%
Asian alone	7.3%	5.2%	6.5%
Native Hawaiian and OPI alone	.4%	.7%	.6%
Some Other Race alone	7.4%	19.4%	15.7%
Two or More Races	5.6%	5.5%	5.4%
2015 Income			
Per Capita Income	\$30,511	\$23,343	\$27,065
Household Income: Median	\$62,679	\$53,473	\$57,607
Household Income: Average	\$84,283	\$72,822	\$81,331
Less than \$10,000	10.3%	8.7%	8.0%
\$10,000 to \$14,999	1.9%	2.8%	3.1%
\$15,000 to \$19,999	3.4%	3.6%	3.6%
\$20,000 to \$24,999	5.0%	5.0%	4.5%
\$25,000 to \$29,999	3.9%	5.6%	5.2%
\$30,000 to \$34,999	4.0%	6.9%	5.8%
\$35,000 to \$39,999	3.6%	4.8%	4.3%
\$40,000 to \$44,999	4.3%	4.7%	4.3%
\$45,000 to \$49,999	3.3%	4.7%	4.5%
\$50,000 to \$59,999	9.0%	9.2%	8.6%
\$60,000 to \$74,999	7.6%	9.4%	9.3%
\$75,000 to \$99,999	16.4%	12.9%	12.4%
\$100,000 to \$124,999	8.0%	7.5%	8.4%
\$125,000 to \$149,999	6.8%	5.5%	6.0%
\$150,000 to \$199,999	6.8%	5.0%	6.4%
\$200,000 or more	5.7%	3.8%	5.5%
Average household size	2.8	3.1	3.0
Total Daytime Population	11,131	131,976	301,497
Total Employee Population	2,552	59,283	137,978
Total Daytime at Home Population	8,579	72,693	163,519
Total Employee Population (% of Daytime Population)	22.9%	44.9%	45.8%
Total Daytime at Home Population (% of Daytime Population)	77.1%	55.1%	54.2%

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